

PROPERTY OWNERS ASSOCIATION 6TH AMENDED MANAGEMENT CERTIFICATE FOR
WOODLAND TRAILS WEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Harris §

1. Name of Subdivision: Woodland Trails
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Woodland Trails West Community Improvement Association
4. Recording Data for Association: Plat filed at the county under Volume 250, Pg 95
5. Recording Data for Declaration: Declaration filed at the county under F222408
Amendment to the Declaration is filed under R205148
6. Bylaws and Articles of Incorporation are filed under Doc# 20140045904

Amendment to the Bylaws is filed under Document No. RP-2021-80637

Certificate and Articles of Incorporation were filed with the Secretary of the State of Texas on 5/12/1982
7. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners association:

Resolutions/Policies/Guidelines: All policies are attached to and filed under Document# 20140045904
Collection Policy
Violation Policy
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Guidelines for Drought Resistant Landscaping and Natural Turf
Conflict of Interest Policy
Guidelines for Flag Display

RP-2021-621518

Religious Items Display Guidelines
Solar Energy Device Guidelines
Roofing Material Guidelines
Rainwater Collection Guidelines
Application of Payments Policy

The following resolutions are filed under Document Number RP-2016-51872.

Electronic and Telephonic Action Policy
Payment Plan Policy
Solar Energy Device Guidelines
Standby Electric Generators Guidelines

Woodland Trails West Community Improvement Association Billing Policy and Payment Plan Guidelines are filed under Document No. RP-2018-19306

Woodland Trails West Community Improvement Association, Inc. Pool Rules and Guidelines are filed under Document No. RP-2019-184213.

Woodland Trails West Community Improvement Association, Inc. Updated Pool Rules and Guidelines are filed under Document No. RP-2021-151776

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and

performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25th day of October, 2021

Woodland Trails West Community Improvement Association

By: Shelby Welch
Shelby Welch (of Spectrum Association Management) Managing Agent

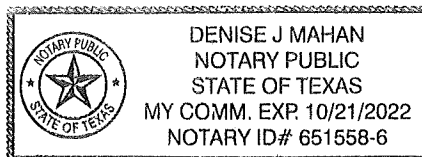
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 25th,
October, 2021 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of Woodland Trails West Community Improvement Association, on
behalf of said Association.

Denise J Mahan
Notary Public, State of Texas

After Recording Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



RP-2021-621518
Pages 4
10/28/2021 10:03 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-621518